

004.0

0007

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,002,600 / 1,002,600

USE VALUE:

1,002,600 / 1,002,600

ASSESSED:

1,002,600 / 1,002,600


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
63-65		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JANKO MICHAEL/ TRUSTEE
Owner 2:	CHRISTINE M BRESNAHAN 2016
Owner 3:	IRREVOCABLE REAL ESTATE TRUST

Street 1: 14 BIGGAR AVENUE

Street 2:

Twn/City: WILMINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01887 Type:

PREVIOUS OWNER

Owner 1: BRESNAHAN CHRISTINE M/TRUSTEE -

Owner 2: CHRISTINE M BRESNAHAN REVOCABL -

Street 1: 14 BIGGAR AVENUE

Twn/City: WILMINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01887

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2552 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5400		Sq. Ft.	Site		0	80.	1.08	1									465,601						465,600	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct									
Use Code						Land Size						Building Value						Total Value					
104						5400.000						536,500						1,002,600					
Total Card						0.124						536,500						1,002,600					
Total Parcel						0.124						536,500						1,002,600					
Source: Market Adj Cost						Total Value per SQ unit /Card:						392.87						/Parcel: 392.8					

User Acct	
4462	
GIS Ref	
GIS Ref	
Insp Date	
08/31/17	

USER DEFINED	
Prior Id # 1:	4462
Prior Id # 2:	
Prior Id # 3:	
Print Date	12/10/20
Print Time	16:15:54
LAST REV	
Date	01/16/20
Time	16:18:04
mmcmakin	
475	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID	
004.0-0007-0004.0			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	536,600	500	5,400.	465,600	1,002,700	1,002,700	Year End Roll	12/18/2019
2019	104	FV	398,500	600	5,400.	494,700	893,800	893,800	Year End Roll	1/3/2019
2018	104	FV	398,500	600	5,400.	360,800	759,900	759,900	Year End Roll	12/20/2017
2017	104	FV	373,100	0	5,400.	314,300	687,400	687,400	Year End Roll	1/3/2017
2016	104	FV	373,100	0	5,400.	267,700	640,800	640,800	Year End	1/4/2016
2015	104	FV	331,400	0	5,400.	261,900	593,300	593,300	Year End Roll	12/11/2014
2014	104	FV	331,400	0	5,400.	215,300	546,700	546,700	Year End Roll	12/16/2013
2013	104	FV	345,200	0	5,400.	204,900	550,100	550,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRESNAHAN CHRIS	73919-183	1	12/30/2019	Convenience		10	No	No	
BRESNAHAN THOMA	59542-283		7/18/2012	Convenience		10	No	No	Thomas Bresnahan Jr. dod 5/20/2011
BRESNAHAN THOMA	41668-333		12/23/2003	Family		10	No	No	
BRESNAHAN MARGA	22852-547		1/25/1993			99	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2018	308	Porch						

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
2/2/2009	Meas/Inspect	336	PATRIOT
10/29/1999	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																								
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	2	Rating: Average	A Bath:	Rating:									OFFP 18	6	1																																				
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									10	6	1																																				
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																	OFFP (108)	1																													
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																							UAT	44	44																								
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Average																							A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	44											
Color: TAN	View / Desir:	Fpl:	Rating:																							Other									SFL	44	44															
GENERAL INFORMATION								WSFlue:	Rating:	Upper																									FFL	44	44															
Grade: C - Average	Year Blt: 1925	Eff Yr Blt:	Const Mod:					Lvl 2																															BMT	44	44											
Alt LUC:	Alt %:	Lump Sum Adj:	Location:					Lvl 1																															(1276)	44	44											
Jurisdct:	Fact: .	Total Units:	Floor:	Lower																																			29	44	44											
Sec Int Wall:	%	%	% Own:																																								WDK	7	7							
Partition: T - Typical	Prim Floors: 3 - Hardwood	Name:	Exterior:																											No Unit	RMS	BRS	FL										OFFP (203)	7	7							
Sec Floors:	%	Total: 18.6 %	Interior:										1	5													2	1					29										44	44								
Bsmnt Flr: 12 - Concrete	Subfloor:	Override:	Additions:						1	6	3	1															8	44					44																			
Bsmnt Gar:	Electric: 3 - Typical	Plumbing:	Kitchen:																		Sub Area	SUB AREA DETAIL																														
Insulation: 2 - Typical	Adj \$ / SQ: 178.605	Electric:	Baths:																						Code	Description	Area - SQ	Rate - AV					Undepr Value					Sub Area					% Usbl	Descrip	% Type	Qu	# Ten					
Int vs Ext: S	Other Features: 101500	Heating:	Plumbing:																														BMT					Basement	1,276	53,580	68,370											
Heat Fuel: 2 - Gas	Grade Factor: 1.00	General:	Electric:																																						FFL	First Floor	1,276	178,600	227,900							
Heat Type: 5 - Steam	NBHD Inf: 1.00000000																																								SFL	Second Floor	1,276	178,600	227,900							
# Heat Sys: 2	NBHD Mod:												WtAv\$/SQ:	AvRate:	Ind.Val:																										OFFP	Open Porch	419	20,230	8,476							
% Heated: 100	LUC Factor: 1.00											Juris. Factor:								UAT																					Upper Attic	319	71,440	22,790								
Solar HW: NO	Adj Total: 659131							Before Depr:	178.60											WDK	Deck	203	10,810	2,195																												
% Com Wall	Depreciation: 122598					Special Features:	0																	Net Sketched Area:	4,769	Total:	557,631																									
	Depreciated Total: 536533					Final Total:	536500																					Size Ad					2552	Gross Are	5726	FinArea	2552															
MOBILE HOME				Model:	Serial #:	Year:	Color:																									IMAGE	AssessPro Patriot Properties, Inc																			
SPEC FEATURES/YARD ITEMS				PARCEL ID																																																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con							Year	Unit Price	D/S																								Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
19	Patio	D	Y	111X11	A	AV	2000						5.35	T	15.2	104																										500		500								
More: N				Total Yard Items: 500				Total Special Features:				Total: 500																																								